

[(4)] (7) "Submetering" means the installation of equipment for the purpose of determining the actual use of electricity per [residential unit in apartment houses as defined in (a)(2) of this section.]:

(I) RESIDENTIAL UNIT IN APARTMENT HOUSES AS DEFINED IN (A)(2) OF THIS SECTION;

(II) COMMERCIAL RENTAL UNIT IN OFFICE BUILDINGS AS DEFINED IN (A)(3) AND (5) OF THIS SECTION; AND

(III) COMMERCIAL RENTAL UNIT IN SHOPPING CENTERS AS DEFINED IN (A)(3) AND (6) OF THIS SECTION.

(B) AN APARTMENT HOUSE, OFFICE BUILDING, OR SHOPPING CENTER MAY NOT BE EXCLUDED FROM THIS SECTION IF IT CONTAINS ANY COMBINATION OF DWELLING UNITS, COMMERCIAL RENTAL UNITS, OR STORES.

[(b)] (C) Notwithstanding any law to the contrary, the Public Service Commission shall promulgate rules, regulations, and standards under which any owner, operator, or manager of an apartment house, OFFICE BUILDING, OR SHOPPING CENTER, which is not individually metered for electricity for each dwelling unit, COMMERCIAL RENTAL UNIT, OR STORE may install submetering equipment for each individual [dwelling] unit for the purpose of fairly allocating the cost of each [individual dwelling] unit's electrical consumption. Except in units constructed, managed, operated, developed, or subsidized by a local housing authority as established under Article 44A, if, during the term of any lease or agreement which includes the cost of electricity consumed for the [dwelling] unit, the owner, operator, or manager elects to install submeters, the owner, operator, or manager shall determine the amount of electric costs saved and pass this amount on to the occupant of the [dwelling] unit as a reduction in rent or payment.

[(c)] (D) In addition to other appropriate safeguards for the occupant of the dwelling unit[,] COMMERCIAL RENTAL UNIT, OR STORE, these rules and regulations shall require that:

(1) An apartment house, OFFICE BUILDING, OR SHOPPING CENTER owner, operator, or manager may not impose on any [dwelling] unit any utility cost except charges authorized by the Public Service Commission and actually imposed by the utility upon the owner, operator, or manager, which charges have been allocated among the [dwelling] units in the apartment building, OFFICE BUILDING, OR SHOPPING CENTER in proportion to the actual usage of kilowatt hours by the [dwelling] unit. However, an additional service charge not to exceed \$1 per unit per month may be collected to cover administrative costs and billing; and

(2) The apartment house, OFFICE BUILDING, OR SHOPPING CENTER owner, operator, or manager maintain